

**TOWN OF ELSMERE
SPECIAL COUNCIL MEETING MINUTES
OCTOBER 16, 2014
TOWN HALL
6:30 p.m.**

CALL TO ORDER: Mayor Steven Burg called the meeting to order at 6:30 p.m.

PLEDGE OF ALLEGIANCE:

ROLL CALL:

MAYOR	STEVEN BURG	PRESENT
1 ST DISTRICT	JOHN JAREMCHUK, JR.	PRESENT
2 ND DISTRICT	PATRICIA FRANTZ	Absent/Late 6:58 p.m.
3 RD DISTRICT	ROBERT KACPERSKI	PRESENT
4 TH DISTRICT	CHARLES MCKEWEN	PRESENT
5 TH DISTRICT	JOANN I. PERSONTI	PRESENT
6 TH DISTRICT	DEBORAH A. NORKAVAGE	PRESENT
Town Solicitor, Edward McNally – Absent		
Town Manager, John Giles – Present		
Chief of Police, Laura Giles – Present		

PUBLIC COMMENT:

None

APPROVAL OF MINUTES:

None

OLD BUSINESS:

None

NEW BUSINESS:

The Mayor and Council discussed the need to relocate the Town's road salt supply and alternative sites for the storage of that road salt.

Town Manager John Giles discussed the current situation with the Town's road salt supply, which is located at the Public Works yard underneath the Kirkwood Highway Bridge. He stated that at the last Council meeting the Mayor and Council approved the construction of a new structure to be built at the open lot located adjacent to the Public Works yard that would contain the road salt. Town Manager John Giles spoke with the Town Solicitor Edward McNally, to discuss whether or not there would be any issues that the Town would need to consider when building this structure.

However, after consulting with the Town Solicitor and a representative from DelDOT's Property Management Section the Town Manager thought that the Town would not be able to receive the required approval to construct the salt storage structure on the leased property.

Town Manager John Giles made a presentation of multiple locations within the Town that would be the most feasible to hold the salt storage structure to the Mayor and Council. He stated that all locations will need lighting, fencing and screening around area so that it would be more acceptable to residents.

Mayor Burg announced at 6:58 p.m. Councilwoman Frantz is now present for the meeting.

At this time there is a lengthy discussion regarding the multiple locations as well as the options of renting space at Paoli Services and DiSabitino Landscaping for the salt storage bins took place.

Town Manager John Giles stated that the pricing for the salt storage structure originally presented by Paoli Services had increased to \$36,845.00 due to the domes that cover the structure are produced in a specific size, so the structure will need to be larger to accommodate the dome.

Town Manager John Giles presented pictures of the multiple locations that were discussed as possible salt storage structure locations.

At this time there was some discussion regarding one of the possible locations at Maple Avenue Park.

Councilwoman Norkavage asked if this location be large enough to hold the plows and multiple piece of equipment that would be used throughout the plow season without infringing on the flood plain area.

Town Manager John Giles stated that there would be enough space to allow that equipment to be stored at that location.

Councilwoman Norkavage stated she has a concern with the salt structure being located in any residential area because of possibly decreasing the property values.

Town Manager John Giles stated he understands her concerns; however he doesn't see the salt structure decreasing the values any more then the CSX Railroad being located directly behind this location does.

Councilman McKewen stated he does not agree with the salt storage area being placed at this location because of the high activity of the children in this area.

Town Manager John Giles stated that the area in which the salt storage bin will be located will have no impact on the play area.

Mayor Burg asked what the size of the area that will be needed for the salt storage bin.

Town Manager John Giles responded he does not have the approximate size, but intends on using the least amount of space possible, to be able to house the salt, spreaders and plows. He stated that the Public Works trucks will not be stored at this location.

At this time there was discussion regarding the security of the location at Maple Avenue Park.

Mr. Andrew Faverau, 1301 Sycamore Ave, inquired about the park lands needing to be re-zoned if they are used for the salt storage bins.

Town Manager John Giles stated that the parks do not need to be re-zoned for any municipal use.

Councilwoman Personti stated that the only issues that would need to be addressed if the lands were purchased with state funds.

At this time there was a discussion on the proposal from Paoli Services to rent space at their location as well as DiSabatino Landscaping's proposal to purchase salt from them.

ACTION: A motion was made by Councilman Jaremchuk to authorize Town Manager John Giles to seek price from both Paoli Services and DiSabatino Landscaping (DHS - Delaware Hardscape Supply) for supplying the Town with the salt necessary and authorized the Town Manager to contract the lowest bidder with a maximum price of salt at \$95.00 per ton. The motion was seconded by Councilwoman Norkavage.

Mr. Andrew Faverau, 1301 Sycamore Ave, highly recommended the Town to find the best way to handle this matter and that he feels the best way would be the lease option until the Town can successfully find a more permanent location.

Mr. Jeff Ridley, 1034 Dover Ave, asked if the Town considered speaking to CSX Railroad to put the salt storage bin on their property.

Town Manager John Giles stated that he plans on sending them a letter but does not expect the CSX Railroad to allow us to use their land.

VOTE: 6-1 Motion carried

1st District – Yes, 2nd District – Yes, 3rd District – No, 4th District – Yes,
5th District – Yes, 6th District – Yes, Mayor – Yes

ACTION: A motion was made by Councilman Jaremchuk to authorize the Town Manager to put out an RFP (Request for Proposal) for a contractor to construct the salt bin structure at the proposed location at Maple Avenue Park. The motion was seconded by Councilwoman Norkavage.

VOTE: 5-2 Motion carried

1st District – Yes, 2nd District – Yes, 3rd District – Yes, 4th District – No,
5th District – Yes, 6th District – Yes, Mayor – No

DEPARTMENTAL REPORTS:

None

ITEMS SUBMITTED BY THE MAYOR AND COUNCIL:

District 1 – Councilman Jaremchuk stated he would like a written contract with Paoli Services or DHS stating they will be available during the hours the Town is plowing, to insure the salt is available.

District 2 – None

District 3 – None

District 4 – Councilman McKewen stated that if the location at Maple Avenue Park is perused he would like an All Call Notification to notify the residents that will be affected that a meeting will be held to discuss their possible concerns.

District 5 – Councilwoman Personti suggested the Town Manager reach out to the business located across from the Public Works yard regarding that space for the salt storage bin.

District 6 – None

Mayor – Mayor Burg asked that even though there was a motion made by Councilman Jaremchuk are we still able to look into other possible locations.

Town Manager John Giles stated that the Town will consider other possible locations.

Mayor Burg asked if Council would consider locations outside Town limits

Councilwoman Norkavage stated that it would depend on the location and how far outside of the Town the location is and how accessible the location would be in a storm situation.

PUBLIC COMMENT:

None

ADJOURNMENT:

ACTION: A motion was made by Councilman Jaremchuk to adjourn. The motion was seconded by Councilwoman Norkavage.

VOTE: 7-0

Motion carried

These minutes summarize the agenda and other issues discussed at this Council Meeting. Votes are recorded accurately. The audio recordings of this meeting will be available at Town Hall for a period of two years from the date these minutes are approved. The audio recordings may be reviewed at Town Hall by appointment and in accordance with the Freedom of Information Act.

STEVEN E. BURG
MAYOR

JOANN I. PERSONTI
SECRETARY